

THE REAL ESTATE MARKET.

THE YORK HOTEL IN WEST 44TH STREET CHANGES HANDS.

An Investor Takes the Property Subject to a Fifteen Year Lease. The West 44th Street Hotel, recently built, on a plot of 100 feet front and 100 feet deep, is an investor, takes the property, subject to a fifteen year lease at an aggregate net rental of \$157,500 for the term.

Hodgkins, Dennis & Preston have sold to Carl Buncer for \$100,000 a parcel of land on Broadway to Seventh Avenue, running from Broadway to Seventh Avenue, about twenty-five feet north of Forty-ninth Street. Mr. Buncer will improve the premises.

The John W. Sturges Building Company has filed for the amount of \$100,000 for the North West Marble Company against the building at 682 Broadway. The Stevens company is in no way responsible. The amount involved is in dispute between the sub-contractor, R. Gill & Son, and the North West Marble Company, which furnishes the stone. The lien will be foreclosed at once.

Rhein & Jackson have resold Nos. 235 to 239 West Thirty-third Street, three old buildings on plot of irregular, which they recently bought from Lewis Heyman and John Derom.

Shawson & Hobbs have sold for Mary E. Cox No. 315 West Eighty-first Street, a five-story American basement dwelling, 25,700 sq. ft. The buyer will occupy the house at the expiration of the present lease next May.

William Stonebrink has sold for Dr. C. A. Becker the plot, 35x100, at the southeast corner of 183d Street and Crotona Avenue to Charles Embach, who will build a four-story hotel.

J. E. Kells of H. C. Senior & Co. has sold for Jacob T. Hildebrandt the northeast corner of Amsterdam Avenue and 101st Street, a five-story flat, on lot 27.11x100.

Rinaldo Bros. have sold for the estate of Harris Baum to Lovenfeld & Prager Nos. 97 and 99 Cannon Street, four-story front and rear tenements, on plot 50x100.

William and David Kachach have bought from H. H. Muller Nos. 27 and 29 Goerck Street, old buildings, on plot 50x100.

Lena Miller has sold to Morris L. Moskowitz the southwest corner of Gouverneur and Madison Streets, a six-story building, on lot 24.6x100.

R. Goodman has bought from Henry J. Wirth Nos. 157 and 159 Allen Street, a seven-story tenement, on plot 37.9x100.

J. Lessler has bought from Nathan Kosh No. 161 Allen Street, a seven-story tenement, on lot 25.8x100.

Edward Polak has sold for Emmanuel Alexander to Joseph Schneider Lots 15, 16, 60, 61 and 62 on Poplar and Chauncey Streets.

The estate of D. B. Young is reported to have sold Nos. 127 and 129 Lexington Avenue, the southeast corner of Thirty-first Street, two three-story brownstone dwellings, on lot 45.0x100.

Charles Landis has sold No. 15 East Thirty-ninth Street, a two-story brick stable, on lot 25.8x100.

Ed J. How & Co. have sold for Louis Kahn to A. V. Donnellan a plot on the north side of 107th Street, 100 feet east of Columbus Avenue, 75x100.11.

William A. Weiss has sold for the Baldwin estate to Mandelbaum & a three-story dwelling, on lot 25.8x100.

Charles Martin has sold for Joseph Jordan to John H. Wohlman and another, on private terms, the five-story dwelling No. 133 West Fifty-eighth Street, on lot 25.8x100.

William C. Wright has sold for the buyer of Nos. 34 and 36 West Thirty-first Street, recently reported sold.

The Real Estate Salesrooms after May 1 will be on the first and second floors of Broadway, between Liberty and Cortland Streets. A year's lease has been made with the Singer Manufacturing Company, which owns the building.

William and Julius Bachrach are the buyers of Nos. 14 and 16 Bedford Street, reported sold last week.

Latham & Peet have the sole brokers in the sale of No. 131 East Fifty-fifth Street for J. Mayhew Walworth.

Today's Auction Sales.
BY D. PHENIX INGRAM.
Eleventh Street, Nos. 301 to 309, north side, 100 feet east of Second Avenue, 100x100, five five-story tenements, on lot 100.0x100.11. Valued at \$1,500,000. Subject to taxes, etc., \$1,500.

BY GEORGE R. READ & CO.
Fifty-eighth Street, No. 211, north side, 175 feet west of Seventh Avenue, 100x100, five five-story tenements, on lot 100.0x100.11. Valued at \$1,500,000. Subject to taxes, etc., \$1,500.

BY PETER F. MEYER & CO.
Madison Avenue, No. 217, northeast corner of 11th Street, 100x100, five five-story tenements, on lot 100.0x100.11. Valued at \$1,500,000. Subject to taxes, etc., \$1,500.

BY PAULIN, REED, MOOREY & CO.
Third Avenue, Nos. 1007 to 1100, east side, 500 feet north of 107th Street, 100x100, five five-story tenements, on lot 100.0x100.11. Valued at \$1,500,000. Subject to taxes, etc., \$1,500.

BY HERBERT A. BRIDGEMAN.
Union Square East, No. 28, east side, 75 feet north of 11th Street, 100x100, five five-story tenements, on lot 100.0x100.11. Valued at \$1,500,000. Subject to taxes, etc., \$1,500.

BY BRYAN L. KENNELLY.
100th Street, No. 212, east side, 75 feet east of Union Avenue, 100x100, five five-story tenements, on lot 100.0x100.11. Valued at \$1,500,000. Subject to taxes, etc., \$1,500.

BY JAMES WELLS.
20th Street, No. 405, east side, 405 feet west of Union Avenue, 100x100, five five-story tenements, on lot 100.0x100.11. Valued at \$1,500,000. Subject to taxes, etc., \$1,500.

1st av. 212-18, a 4 cor 18th st. 100x100.11. Valued at \$1,500,000. Subject to taxes, etc., \$1,500.

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REAL ESTATE.
COLORED TENEMENTS WANTED. Colored man makes a specialty of managing colored tenements. Address: 100 West 10th St., New York.

CITY REAL ESTATE.
Capital and Surplus, \$2,000,000.
TITLE GUARANTEE AND TRUST COMPANY.

140 Broadway. 175 Reims St. Brooklyn.
Manufacts Branch, 198 Montague St. B'klyn.

Does each year an increasing proportion of the whole business of examining titles and making mortgage loans in New York City.

City Last Year it loaned Over Thirty-nine Million Dollars on real estate in New York City.

When you buy real estate, or borrow on it, come to this company. Fees moderate and uniform.

Deposits received subject to check.

Investors
Seeking Mortgages can obtain through this Company the choicest First Mortgages on real estate.

Before offering them to the public the Company appraises the property and the Finance Committee approves the security for the Company's own funds.

CAPITAL AND SURPLUS \$2,000,000.
The Lawyers' Title Insurance Company of New York

37 Liberty St., Manhattan.
38 Court St., Brooklyn.

SPECIAL.
DINING ROOM, EXTENSION HOUSE, FOUR STORY, 20 FEET WIDE, NUMBER 10 WEST 17TH STREET, CARPENTERS ON PREMISES.

FRED K ZITTEL.
200 Columbus Ave. (near 72d St.), N. Y.

4 PER CENT. MONEY.
Special sums to loan on Manhattan real estate; only applications of merit considered.

WM. A. WHITE & SONS,
115 B'way.

Wm. Cruikshank's Sons
REAL ESTATE,
51 LIBERTY STREET.

4% 4 1/2%
A. W. McLaughlin & Co. 5%
128 Broadway.

PROPERTY for sale or rent, see particulars to Wm. Henry Polson, 21 East 34th St. Specialty made of property between 41st and 42d Sts.

1200 CASH, 800 mortgage; eight lots, near Broadway, 17th and 18th Sts. OWNER, 1200 Broadway.

FIVE-STOREY APARTMENT, 5th av. near 9th St. 25x100, asking \$50,000.

DESIRABLE RESIDENCE near 8th av. between 5th and 6th Sts. Asking \$10,000.

RARE CHANCE. Modern residence, 9th st. near 5th av. Asking \$10,000.

6TH AV. BUILDING. West side, between 26th and 27th Sts. Asking \$10,000.

MURRAY HILL CORNER. 47.95, near \$100,000.

DESIRABLE HOUSES—8th st. to 12th st. Inclusive. Asking \$10,000.

BOROUGH OF BROOKLYN—SALE OR RENT.
IF YOU are looking for a house in the Bronx examine the Johnson house, houses for one, two, three, four, five, six, seven, eight, nine, ten, eleven, twelve, thirteen, fourteen, fifteen, sixteen, seventeen, eighteen, nineteen, twenty, twenty-one, twenty-two, twenty-three, twenty-four, twenty-five, twenty-six, twenty-seven, twenty-eight, twenty-nine, thirty, thirty-one, thirty-two, thirty-three, thirty-four, thirty-five, thirty-six, thirty-seven, thirty-eight, thirty-nine, forty, forty-one, forty-two, forty-three, forty-four, forty-five, forty-six, forty-seven, forty-eight, forty-nine, fifty, fifty-one, fifty-two, fifty-three, fifty-four, fifty-five, fifty-six, fifty-seven, fifty-eight, fifty-nine, sixty, sixty-one, sixty-two, sixty-three, sixty-four, sixty-five, sixty-six, sixty-seven, sixty-eight, sixty-nine, seventy, seventy-one, seventy-two, seventy-three, seventy-four, seventy-five, seventy-six, seventy-seven, seventy-eight, seventy-nine, eighty, eighty-one, eighty-two, eighty-three, eighty-four, eighty-five, eighty-six, eighty-seven, eighty-eight, eighty-nine, ninety, ninety-one, ninety-two, ninety-three, ninety-four, ninety-five, ninety-six, ninety-seven, ninety-eight, ninety-nine, one hundred, one hundred and one, one hundred and two, one hundred and three, one hundred and four, one hundred and five, one hundred and six, one hundred and seven, one hundred and eight, one hundred and nine, one hundred and ten, one hundred and eleven, one hundred and twelve, one hundred and thirteen, one hundred and fourteen, one hundred and fifteen, one hundred and sixteen, one hundred and seventeen, one hundred and eighteen, one hundred and nineteen, one hundred and twenty, one hundred and twenty-one, one hundred and twenty-two, one hundred and twenty-three, one hundred and twenty-four, one hundred and twenty-five, one hundred and twenty-six, one hundred and twenty-seven, one hundred and twenty-eight, one hundred and twenty-nine, one hundred and thirty, one hundred 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